



## Statement of Intent Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
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**Please provide the following information, at a minimum, which shall serve as the statement of intent for the proposed PD (planned district) zoning:**

1. The uses proposed in the PD District using the same names for uses, or combinations of those names, shown in Table 29-3.1. Such list may not contain any use that is not shown in Table 29-3.1 as that table appears at the time of the application.

See Attached Exhibit A for the allowed uses for Lot 108A, Cross Creek Center

(No changes from previously approved Plan and SOI)

2. The type(s) of dwelling units proposed and any accessory buildings proposed.

Two commercial buildings for the allowed uses stated above. Multifamily and live work units would be allowed in the north building for a mixed use of that building.

3. The maximum number of dwelling units and bedroom mix (multi-family only) proposed and the development density (net and gross).

No more than 5 units in the north building.

4. Minimum lot sizes, if applicable, maximum building height, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.

No minimum lot size, maximum building height is 45', front setback 25', side along US 63 15', side interior 0', rear 0', 25' building line on all 3 street frontages.

A maximum of two lots have been shown.

5. The total number of parking spaces proposed (on-site or off-site) and the parking ratio per dwelling unit. Where off-site parking is proposed documentation shall be provided showing compliance with the provisions of this Chapter.

Parking spaces

Required = 76 spaces

Provided = 69 standard parking spaces, 5 ADA spaces, 8 Bicycle Spaces

Total Provided = 82 spaces.

Maximum Parking would be 114 spaces.

6. The minimum percentage of the entire site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

15% minimum open space/landscaping, 0% existing vegetation

7. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.

No proposed amenities

8. Shared elements between lots to be dedicated as private easements on replat and include parking, dumpster, stormwater, cross-access and any other elements that are shared.

There are several items on this site that will need to be shared by the owners of the two lots. A brief description is below:

Parking

At the time of application of a final plat, a covenant and/or cross easement will be submitted for the city's review prior to regarding the documents. The intent will be that all parking on the site will be shared by the two owners and cross access easements shall allow all drives to be used by the owners.

(See attached shared parking exhibit)

Dumpster

The dumpster enclosure has been sized for two dumpsters, one for each building. This enclosure will be shared by the two owners.

Storm Drainage/Detention

The site is served by an approved Storm Water Detention Structure and Storm Water BMP. This has been sized for both lots and both owners will share the cost of maintenance.

Utilities

All utilities will be separate for each lot.

9. Signage:

The area (sq. ft.) of free-standing signage approved with the former PD plan/SOI shall be retained.  
No new signage on this subject site will be permitted.

**Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development, can be submitted on a separate form, and with additional pages.**



Signature of Applicant or Agent

01/14/2025

Date

BRENT A. BROWN

Printed Name